

HARVARD ROAD, OWLSMOOR, SANDHURST GU47
£395,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		88
B	81-91		
C	69-80	69	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ROAD MAP



HYBRID MAP



TERRAIN MAP



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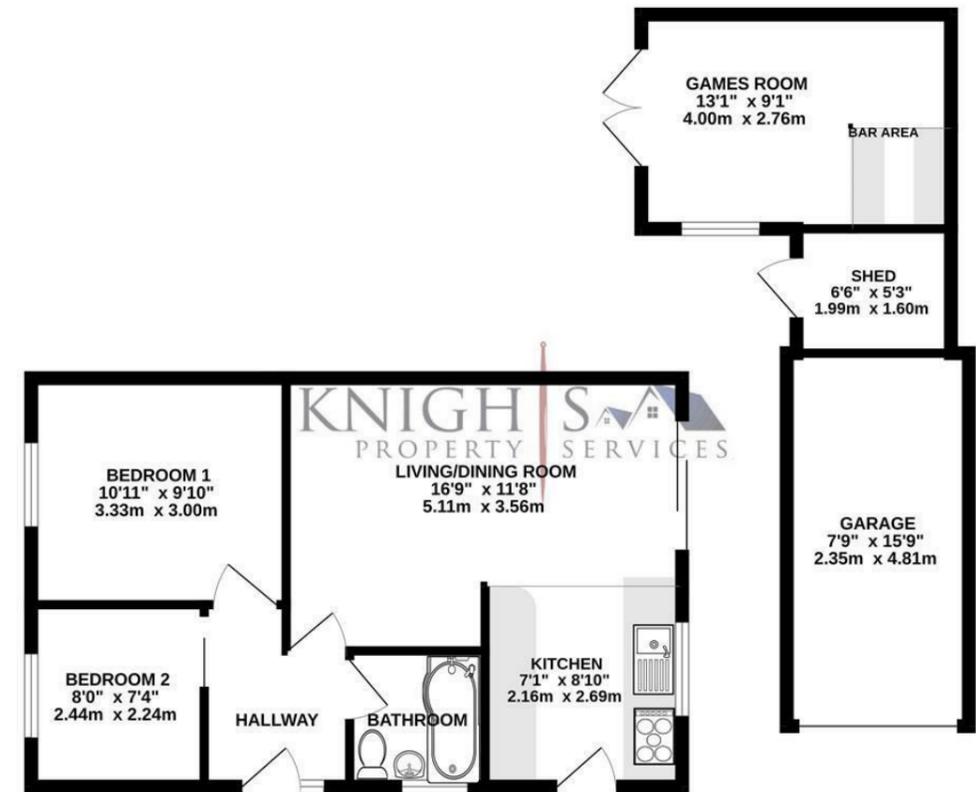
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FLOORPLAN

GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



MAIN FEATURES

- Semi Detached Bungalow
- Two Bedrooms
- Modern Bathroom
- Garage
- Close To Local Amenities
- Modern Kitchen
- Rear Garden With Games Room
- Driveway Parking
- Good Transport Links

FULL DETAILS

Hallway

Enter via door and carpet flooring.

Living/Dining Room

Laminate flooring and sliding door leading to the rear garden. Leading through to the;

Kitchen

Range of base and eye level units, sink, cooker, extractor hood and space for; fridge/freezer and washing machine. Partly tiled walls and laminate flooring.

Bedroom One

Front aspect and carpet flooring.

Bedroom Two

Front aspect and carpet flooring.

Bathroom

Bath with Aqualisa shower, low level WC, wash hand basin, heated towel rail, tiled walls and laminate flooring.

To The Rear

Tiered garden with areas laid to lawn and patio. Hot tub area and access to the games room and shed.

Games Room

Bar area, power, lighting and laminate flooring.

To The Front

Driveway parking and access to the garage.

Garage

Up and over door.

Council Tax

Band C.

TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KNIGHTS PROPERTY SERVICES - Tucked away at the end of a quiet cul-de-sac is this well presented semi detached bungalow, which offers comfortable living in a highly convenient location. The property features two well proportioned bedrooms, a living/dining room, a modern kitchen and a modern bathroom. Externally the bungalow benefits from driveway parking, a garage and a rear garden, perfect for relaxing or entertaining. There is also the added benefit of a hot tub area and games room, which the owner has added. The property is ideally situated close to local schools, shops and everyday amenities, with excellent transport links providing easy access to the M3 and M4, making it ideal for commuters.